

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 GEORGIANA PLACE MCCRAE VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,299,000

Property type

House

Suburb

Mccrae

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 RILEY STREET MCCRAE VIC 3938	\$1,730,000	28-Jan-24
1C BEVERLEY ROAD MCCRAE VIC 3938	\$1,610,000	24-Feb-24
8 NAVIGATOR STREET MCCRAE VIC 3938	\$1,600,000	17-Jan-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2024

**4 RILEY STREET MCCRAE VIC 3938** Sold Price **\$1,730,000** Sold Date **28-Jan-24**

3 3 2

Distance **0.93km****1C BEVERLEY ROAD MCCRAE VIC 3938** Sold Price ^{RS} **\$1,610,000** Sold Date **24-Feb-24**

3 2 2

Distance **0.44km****8 NAVIGATOR STREET MCCRAE VIC 3938** Sold Price **\$1,600,000** Sold Date **17-Jan-24**

4 3 2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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